21 Chessington South

Origins and General Character
Around the 1860's the area of Chessington South Area was occupied mostly by farmland interspersed with a number of large manor houses. Chessington Lodge, also known as Burnt Stubb is a Building of Townscape Merit (BTM) which replaced a 16th C timber framed house and now stands within Chessington World of adventures. Barwell Court, also a BTM and appearing on maps dating back to 1777, now forms part of Barwell Court Farm. Chessington Hall stood on the area now occupied by Reynolds Avenue with Chessington Court, Gosbury Hall and Copt Gilders Hall being located at the junction of the present Church Lane and Stokesby Road. Evidence of the proposed extension of the railway from Chessington South to Leatherhead can still be seen today with a strip of woodland, Chessington Wood, marking the route. The area today is split into two distinct halves, with the green belt to the south and pockets of suburban development to the north. This area is the first significant area of residential development when entering the borough from the south.

Land Use
Residential areas, theme park, farm land, sports pitches, business park, Kennels and nurseries.

Movement
The A243 (Leatherhead Road) is the main route through the area, gradually changing in character from rural in the south to being lined with suburban properties at its northern end. The Leatherhead Road carries large numbers of vehicles and is prone to peak time congestion which has a detrimental impact on the character of surrounding properties. Bridge Road, appears as a dual carriageway and Moor Lane, mark the northern boundary of the area, linking Ewell and Hook. The generous dimensions of Bridge Road combined with the lack of street trees create s a traffic route with little townscape quality. It has significant potential for improvements, with new tree planting creating a green route.

Built form
Residential area predominantly 1930's semi detached and short terraces. Distinctive "Arts and Crafts" style short terraces with clay pantiles around Compton Crescent area. Curved and spacious street pattern with distinct areas of particular housing styles. Large area of more contemporary housing in Merrtit Gardens area and smaller areas at Hunting Gate Drive and Chessington Hall Gardens with tight curved street and cul-de-sac layout and open plan frontages. "Solid" built form of Barwell Business Park contrasts with open nature of surroundings and scattered farm buildings. Buildings of Chessington World of Adventures are contained.
St.Mary's Church commands the high-point of Church Lane—it is a charming structure of intimate scale and detail with flint walls, shingle spire, form and openings demonstrating its development from Norman times to C19th restoration.

Open space
Large area of Green Belt giving significant amenity value to residential properties at edge of suburban area. Local nature reserves at Bonesgate and Castle Hill and sites of nature conservation importance at; Winey Hill, Green Lane and Chessington Wood. Notable areas of open amenity space within suburban area at Nigel Fisher Way, junction. of Gilders Road and Stokesby Road and the Church Fields Recreation ground
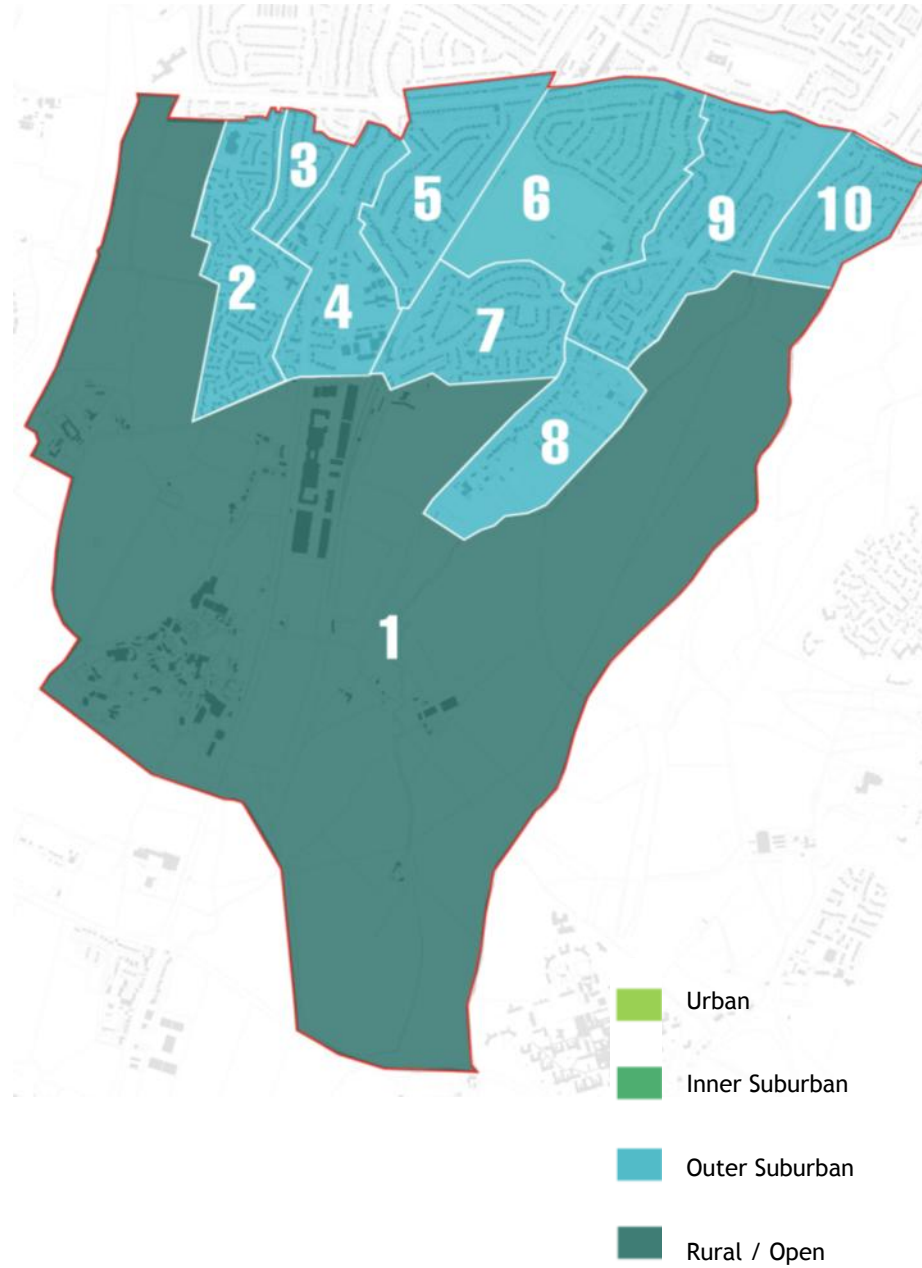

Cheshire Gardens

Church Lane

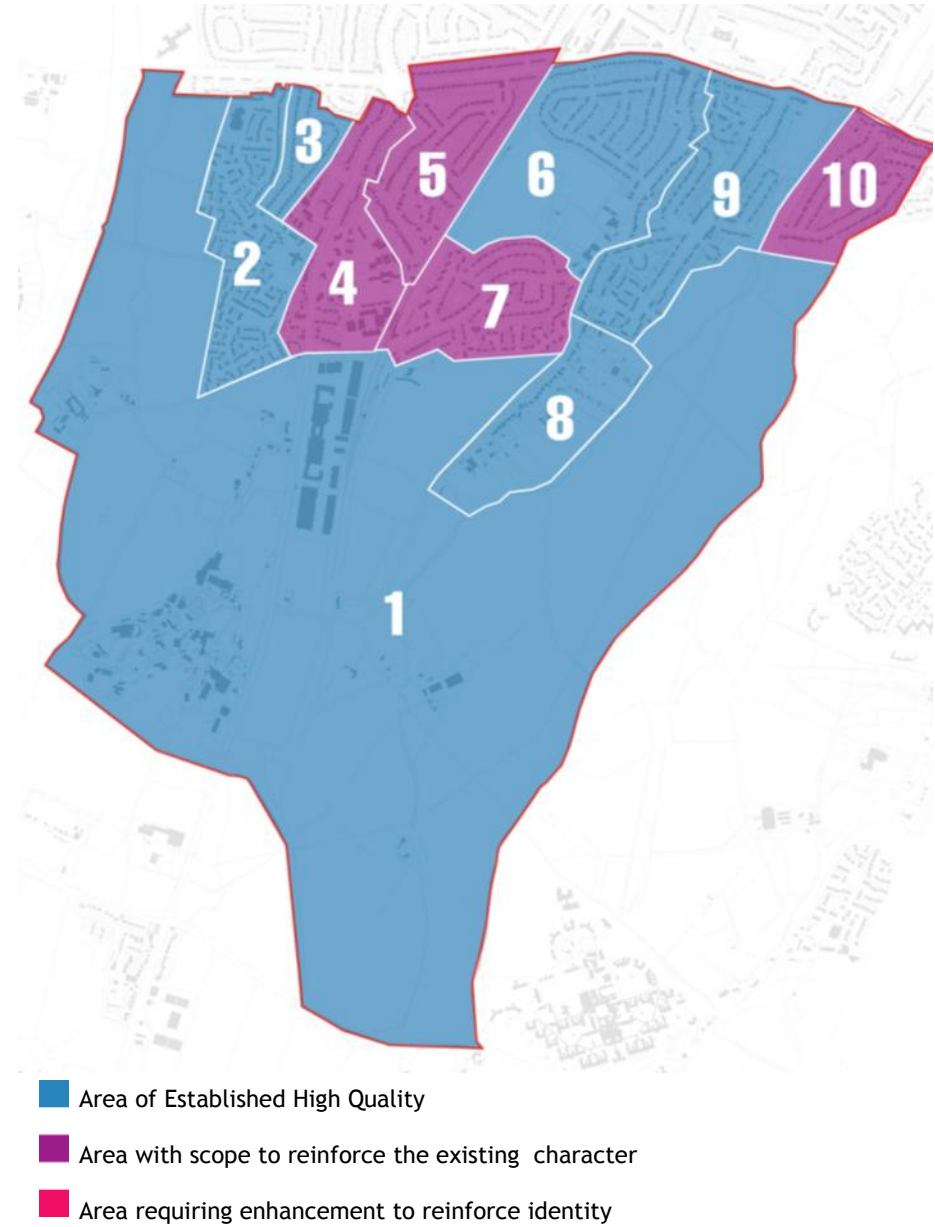Garrison Lane

Chalky Lane

Key Village Characteristics

— — —	Major movement corridor
- - - -	Minor movement corridor
— — —	Movement corridor needing enhancement
●	Village node
●	Village node needing enhancement
●	Minor Village node
◌	Major gateway
▥▥▥	Major barrier
★	Strategic Landmark
★	Local Landmark
★	Potential new landmark
◆	Green open space
◆	Open space in need of improvement
◢	Key views to open space
◁	Potential new view
→	Significant view to protect

Map labels: Bolton Road, Garrison Lane, Gilders Road, Leatherhead Road, Green Lane

Character Area Types

Urban

Inner Suburban

Outer Suburban

Rural / Open

Character Area Assessment

Area of Established High Quality

Area with scope to reinforce the existing character

Area requiring enhancement to reinforce identity
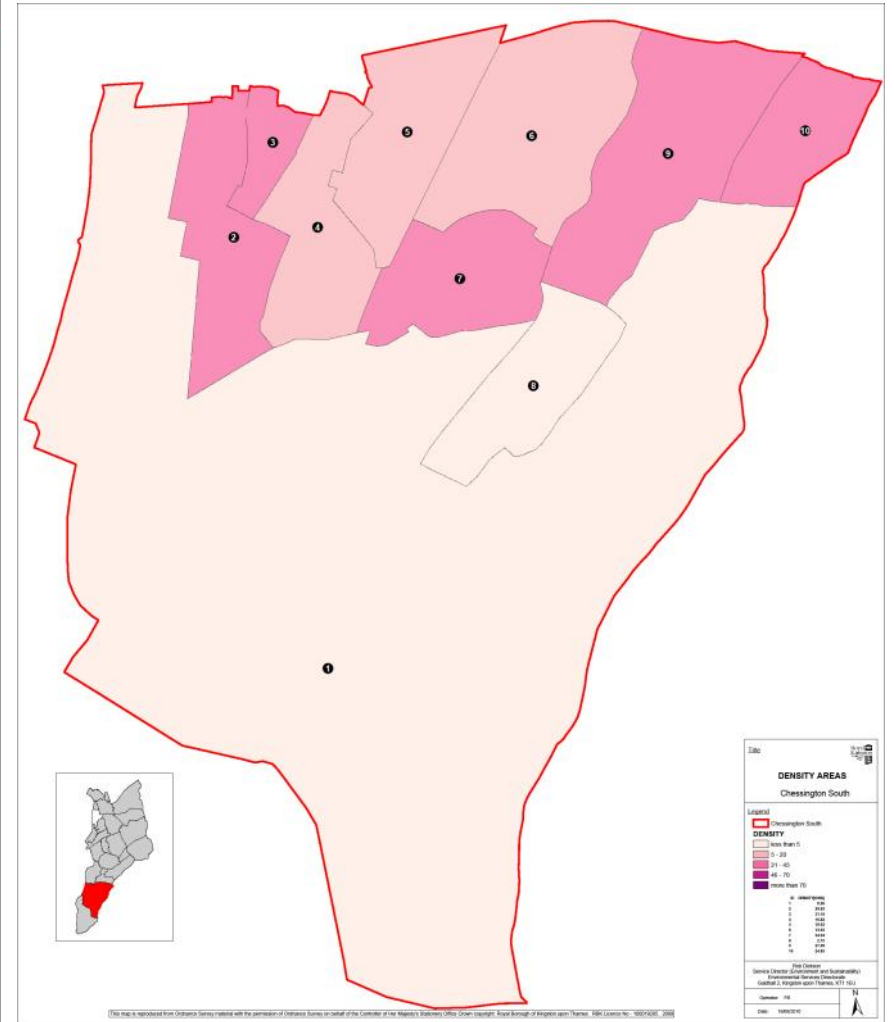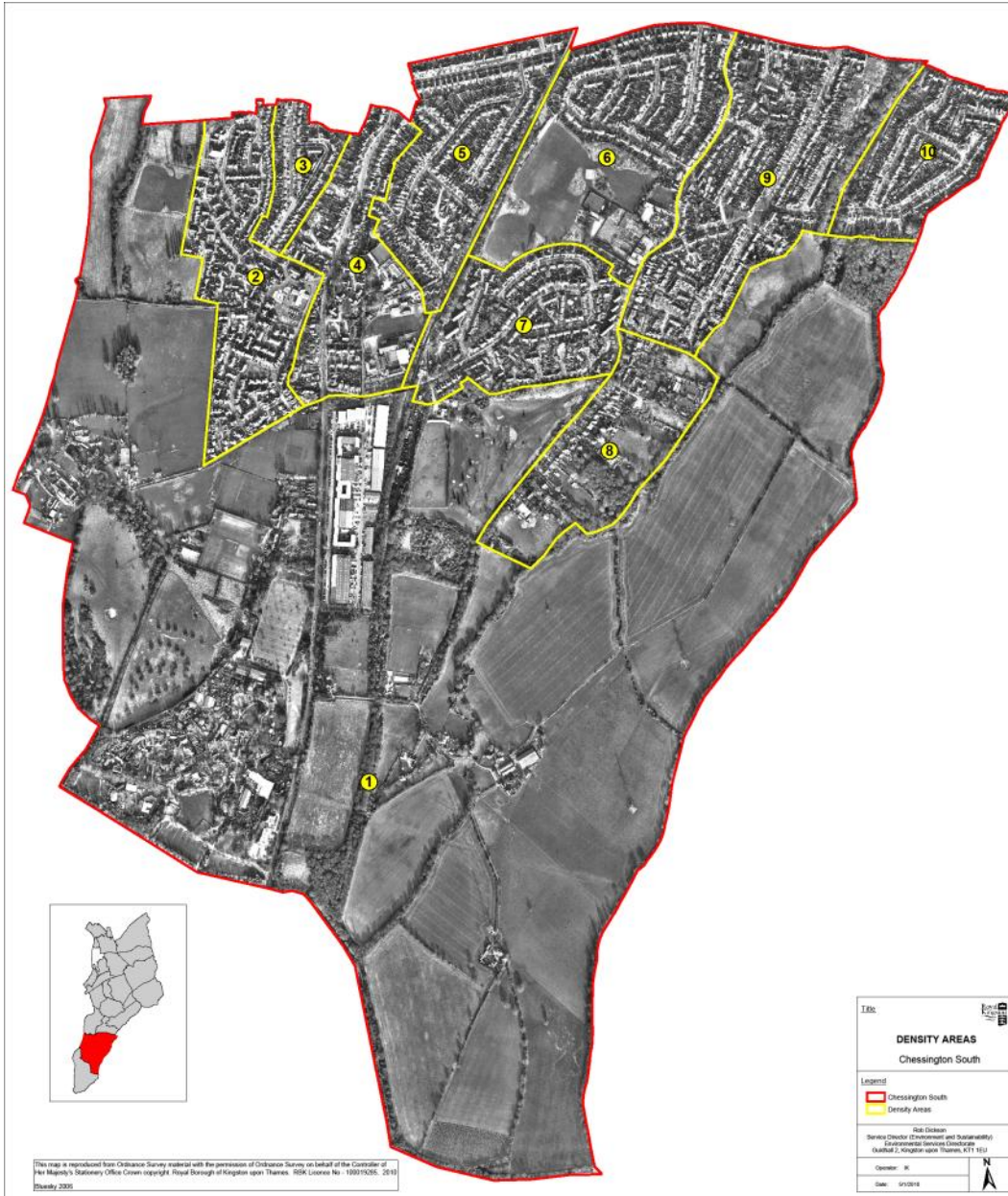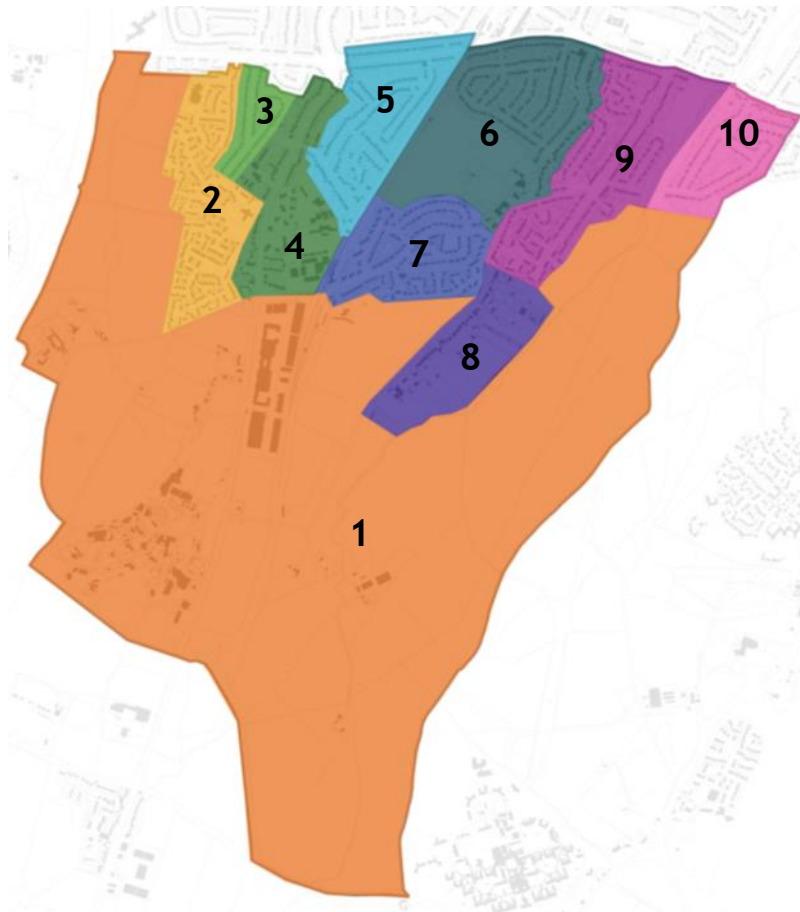
Character Areas

1   Barwell and Park Farm

Extensive area of green belt with the exception of the Barwell Business Park. Leatherhead Road retains it's rural character with landscaped verges. Extensive footpath network linking through to the bonesgate stream site of nature conservation importance and Castle Hill. The area contains a number of other sites of nature conservation importance including Winey Hill and part of Chessington Wood. Scattered farms including; Park Farm, Acre Hill Farmhouse and Barwell Court Farrm. Farm buildings are not visible from Leatherhead Road and are accessed via Chalky Lane and Barwell Lane which have a rural open character with views to surrounding countryside.

The Premier Inn, Monkey Puzzle PH and Chessington World of Adventures has a significant impact on the character of the surrounding area, with well screened parking areas and all buildings

set well back from the road frontage. Almshouse Lane is an attractive semi-rural lane leading to the sports ground. Properties within the lane are mixed ages and styles but set in well landscaped plots, retaining the rural character.

Barwell Business Park presents the first long, built up frontage when approaching Chessington from the south, marking the transition from rural to suburban built form. The business park has a cohesive character but would benefit from an internal landscape scheme.

ISSUES & RECOMMENDATIONS:

• 	Consider Landscape improvements to Barwell Business Park.

Character Area Type: Rural (Density 0dph) (PTAL 1a, 1b and 2)
Character area Assessment: area of established high quality

Barwell Business Park   Barwell Lane

Almshouse Lane

Barwell Business Park

Chessington World of Adventures

Monkey Puzzle

Chalky Lane

Rural Edge to Leatherhead Rd

2   Merritt Gardens

Large cohesive area of housing laid out in the 1990's on the Air Ministry Rehabilitation Centre. Curved estate road layout with cul-de-sacs. Open plan frontages with on plot parking and generally leafy feel with private space making a significant contribution to the public realm. Mix of unit sizes and elevational treatment. Large area of nature conservation and meadowland of borough importance on Nigel Fisher Way. Significant views to the open countryside in the West from Rythe and Grapesome Close and Merritt Gardens, with open views enhancing the residential environment. Generally small plots and little on street parking. Road layout lacks legibility and estate access points are limited to Nigel Fisher Way and Coppard Gardens.

ISSUES:
•   Road Layout lacking in legibility

Character Area Type: Outer Suburban (Density 30dph) (PTAL 1a, 1b and 2)
Character area Assessment: area of established high quality

Nigel Fisher Way

Nigel Fisher Way

Nigel Fisher Way

Rythe Close

Merritt Gardens to open space

3   Cheshire Gardens

Simple formal layout comprising wide streets and pavements and on plot parking. Uniform area of predominantly 1930's short terraces with distinctive rhythm of tile hung bays. Mix of gable topped bay details and hipped roof form. Bungalows and semi detached pairs at southern end of Cheshire gardens with tudor style detailing. Front boundaries still remain, giving area a cohesive character.

Character Area Type: Outer Suburban (Density 31dph) (PTAL 1b and 2)
Character area Assessment: area of established high quality

Cheshire Gardens

Cheshire Gardens

Cheshire Gardens

Cheshire Gardens

Sussex Gardens

4   Leatherhead Road North

Area of mixed character with no strong building line at southern end. Leatherhead Road bisects the area with mixed ages and styles of development creating a fragmented character, particularly at the southern end. New Community College building set behind landscaped frontage on Garrison Lane. Burton Close; 1950's semi detached with on plot parking, consistent character with tiled porch and bay at ground floor. Chessington Hall Gardens; 1980's 3 storey flats and short terraces. Parking in courtyards and significant mature landscape which extends out to the Leatherhead Road frontage. Stronger building line fronting Leatherhead Road to north of area, with wide grass verges and small terrace of cottages built around 1910. Other housing, predominantly 1930's family houses semi-detached, with front and rear gardens, in a variety of styles.

The Leatherhead Road has suffered from the motor car. However, there is sufficient character built fabric remaining to bring this suburban stretch back to its former glory. Suggest that the forthcoming Residential Design Guide provides a 'street plan' approach to retain the characterful aspects of buildings and street and aspects of each, and sets out measures to improve the stretch in terms of both public realm improvement (street tree planting, front boundary enclosures, lighting, parking etc) and setting guidance for development that enhances the character of the street.

Character Area Type: Outer Suburban (Density 17dph) (PTAL1b and 2)
Character area Assessment: area with scope to reinforce existing character

Burton Close

Fragmented character of Leatherhead Road

Chessington Hall Gardens

Leatherhead Rd

Leatherhead Road

Leatherhead Road

5   Bolton Road

Southern half of Bolton Road and Ellingham Road developed in piecemeal way by different developers. Characteristic long back gardens. Variety in age and style of housing. Significant views to landscape of railway embankment from ends of Salmons Road and Ellingham Road. Mix of bungalows, detached and semi detached properties. Grass verges, but few street trees. Northern part of Bolton Road, including Bolton Close, more consistent area of 1930' semi detached also with characteristic long back gardens. Properties set closer to the road and grass verges no longer present. Curved bays and upper floor oriel windows a feature. Parbury Rise; no street trees or verges, 1940's short terraces, pebble dash with gable terrace ends. Substantial loss of front boundaries to accommodate on plot parking. Bridge Road; dual carriageway, housing type similar to Parbury Rise, lack of verges or street trees, potential for additional planting to create a green route.

ISSUES & RECOMMENDATIONS:
•   Potential for new street tree planting particularly on Parbury Rise and Bridge Road.

Character Area Type: Outer Suburban (Density 20dph) (PTAL 2)
Character area Assessment: area of established high quality

Parbury Rise

Bolton Road

Bolton Close

Ellingham Road

Bridge Road

6   Compton Crescent

Mature trees at northern end of Marston Avenue with strong visual link to North Parade. Compton Crescent area; curved street layout designed as set piece, street trees but no grass verges, distinctive area of short terraces with clay pantiles in an "arts and Crafts" style, combination of gabled and flat fronted terraces, pebbledash finish, some painted, generally, some loss of front boundaries but overall leafy attractive feel.

Relatively long plots, particularly on Church Lane. Church Lane; windy, more organic character, some terraces as Compton Crescent but wider variety of housing style and age and more disjointed building line particularly on eastern side including Victorian cottages and flats built around the 1970's. Part of the character is the variety of single and two storey heights with varying forms and lines, interesting roofscape, supported by coherent plot sizes and enclosing frontage. Distinctive gaps between houses and large back gardens. Fragmented development around school and listed

St.Mary's Church

Compton Crescent

Compton Crescent

Church Fields Recreation ground

Church Lane

Church Lane

church at southern end suggests a sympathetic masterplan be prepared to resolve the 'leakage' in the street. Visually important open space at junction with Hemsby Rd.

Character Area Type: Outer Suburban (Density 14dph) (PTAL 1b and 2)
Character area Assessment: area of established high quality

Marston Avenue

Church Lane

7   Garrison Lane

Hunting Gate Drive

Reynolds Avenue

Garrison Lane

Chessington South Station

Bransby Road

Garrison Lane / York Way junc.

Garrison Lane

Comprehensive area of mostly post war housing comprising flats, maisonettes and semi detached properties. Area also includes Chessington South Station which has a quiet, low key character with little presence. Its poor legibility could be sensitively enhanced by public realm and building improvement.

Hunting Gate Drive; predominantly built in the 1970's and 80's, with winding cul de sac layout, small plots and open plan front gardens with some on plot parking, well landscaped feel with open space of Chessington Golf Centre to the south, mix of houses and flats with brick and timber bay details.

Other, post war parts of the character area have relatively wide plots. Reynolds Avenue; generous wide plots with grass verges and street trees, wide spacious feel, double fronted semi-detached post war houses and maisonettes. Approaching Garrison Lane from railway bridge, a busy road with wide open character with mature trees, flats on northern side and in York Way, set out in formal arrangement behind wide landscaped verges, distinctive, bow fronted maisonettes on southern side set higher up behind landscaped verge. Bransby Road: narrow pavements with no verges or street trees, consistent area of 1950's double and single fronted semi detached houses, significant front boundary erosion to accommodate on plot parking.

ISSUES & RECOMMENDATIONS:
•   Potential for new street tree planting particularly on Bransby Road and parts of Garrison Lane.
Character Area Type: Outer Suburban (Density 35dph) (PTAL 2)
Character area Assessment: area with scope to reinforce existing character

8   Green Lane

Green Lane

Green Lane: view between properties

Coachworks

Semi rural lane in Green Belt with Chessington Golf Centre and Green Lane area of nature conservation importance on western side. Detached properties set back from lane behind wide landscaped verges. Very long plots extending into green belt with significant views between properties through to open space beyond. Transition to open countryside beyond via unmade lanes between houses and at end of lane. Properties of mixed age and quality, but semi rural character creates a cohesive area. Coachworks at end of lane has harmful impact on semi-rural character of lane due to number of parked vehicles. Townscape character of 20C single plot, compact footprint, small holdings, of one or two storey scale on extended plots with well planted gardens. The landscape character is twofold—from the street; a greened, low density, well spaced string of small scale buildings along a country lane; from the open countryside beyond, a view up a green hillside to a collection of rural scale buildings barely distinguishable behind the long rear garden plots.

ISSUES & RECOMMENDATIONS:
- Impact of parked cars at end of lane needs to be mitigated.

Character Area Type: Rural (Density 3dph) (PTAL 1a and 1b)
Character area Assessment: area of established high quality

Moor Lane

Filby Road

Gilders Road

Gilders Road

May Close

Padley Close

Gilders Road

Green View

Hemsby Road

Thrigby Road

Gilders Road

Ashby Avenue

9   Gilders Road

Moor Lane; dual carriageway, mixed ages and styles, potential for improved landscape, open feel at allotments and Bonesgate nature reserve. Nature reserve only has significant impact on streetscape at Filby Road. Gilders Road; wide grass verges with street trees, houses of mixed ages and styles, formal layout and formal parades around central generous green space. Parades lacking in vitality and many units converted to residential. May Close; 1970's flats in circular layout with some areas of significant landscape. Padley Close; winding open plan layout, built approx 2000, narrow access and pavement, on plot parking. Thrigby Road; narrow grass verges, no street trees, mix of brick and render across terraces of four houses with coherent roofscapes and significant gaps between terraces allowing the green hinterland to percolate through to the streetscape; front boundary erosion to one side of street. Filby Road; curved layout and dense vegetation at access to Bonesgate Nature Reserve, significant amenity value for surrounding properties.

Southern end of Gilders Road; 1970's development of neo-Georgian houses, formal character of Gilders Road gives way to winding cul de sac layout, wide green open plan frontages and significant view to nature reserve from Green View and Clippesby Close. Hemsby Road; street trees lacking, 2-storey hipped terraces of four houses, with gabled square bays and pebbledash finish, with wide distinctive gaps between make a characteristic rhythm. Front boundaries suffering from car parking adjustment. Clippesby Close and Stokesby Road; similar square bay properties in short terraces with central open space in Clippesby Close. Rollesby Road; bereft of street trees, but benefiting from clear architectural rhythm of short terraces of 2-storey houses with long back gardens and significant gaps between terraces, letting the green space behind feel part of the character of the street, offering an urban reprieve.

ISSUES & RECOMMENDATIONS:
•   Retail parades on Gilders Road lacking vitality.
•   Could improve the Green.
Character Area Type: Outer Suburban (Density 27dph) (PTAL 1b and 2)
Character area Assessment: area of established high quality

Ashby Avenue

Ashby Avenue

Rollesby Road

Headley Close

10   Ashby Avenue

Relatively long plots, some street trees and grass verges. Some variety of styles, but predominantly short terraces of peddbledash or render with tile. Square paired bays with gabled or flat tops. Gable and hipped roof features and tiled porches. Variety of finish creates fragmented character although building forms are very similar. Erosion of front boundaries creates fragmented frontage.

Headley Close; 1970's cul de sac of semi detached houses with open plan frontages and garage court. Mixed ages and styles on Chessington Road.

ISSUES:

• Loss of front boundaries.

Character Area Type: Outer Suburban (Density 25dph) (PTAL 1b and 2)
Character area Assessment: area with scope to reinforce existing character

Barwell and Park Farm

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets		■	
Area with predominance of buildings of architectural or historic interest		■	
Buildings with cohesive scale, massing and details		■	
High quality public realm and or generally consistent boundary treatments	■		
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character	■		
Criteria score	70	15	0
Character Area total score	85		

Cheshire Gardens

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area with predominance of buildings of architectural or historic interest		■	
Buildings with cohesive scale, massing and details	■		
High quality public realm and or generally consistent boundary treatments	■		
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area		■	
Topography, significant views or landmarks that contribute to the experience of being within the area		■	
Area with few vacant or underused sites which affect the character	■		
Criteria score	70	15	0
Character Area total score	85		

Leatherhead Road North

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development			■
Strong street pattern or road layout with well defined public spaces		■	
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area with predominance of buildings of architectural or historic interest		■	
Buildings with cohesive scale, massing and details		■	
High quality public realm and or generally consistent boundary treatments		■	
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area		■	
Area with few vacant or underused sites which affect the character			■
Criteria score	30	25	0
Character Area total score	55		

Bolton Road

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces		■	
Building and street layout that is easy to find your way around with good connections to the surrounding streets		■	
Area with predominance of buildings of architectural or historic interest			■
Buildings with cohesive scale, massing and details	■		
High quality public realm and or generally consistent boundary treatments		■	
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character	■		
Criteria score	60	15	0
Character Area total score	75		

Compton Crescent

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets		■	
Area with predominance of buildings of architectural or historic interest		■	
Buildings with cohesive scale, massing and details	■		
High quality public realm and or generally consistent boundary treatments	■		
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character	■		
Criteria score	80	10	0
Character Area total score	90		

Garrison Lane

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development		■	
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area with predominance of buildings of architectural or historic interest			■
Buildings with cohesive scale, massing and details		■	
High quality public realm and or generally consistent boundary treatments	■		
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area		■	
Area with few vacant or underused sites which affect the character	■		
Criteria score	60	15	0
Character Area total score	75		

Green Lane

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area with predominance of buildings of architectural or historic interest			■
Buildings with cohesive scale, massing and details	■		
High quality public realm and or generally consistent boundary treatments	■		
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character		■	
Criteria score	80	5	0
Character Area total score	85		

Gilders Road

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development		■	
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area with predominance of buildings of architectural or historic interest			■
Buildings with cohesive scale, massing and details		■	
High quality public realm and or generally consistent boundary treatments	■		
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character	■		
Criteria score	70	10	0
Character Area total score	80		

Ashby Avenue

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development		■	
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area with predominance of buildings of architectural or historic interest			■
Buildings with cohesive scale, massing and details	■		
High quality public realm and or generally consistent boundary treatments		■	
Significant trees or shrubs that make a positive contribution to the identity of the area		■	
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area		■	
Area with few vacant or underused sites which affect the character	■		
Criteria score	50	20	0
Character Area total score	70		